

Wireless Telecommunication Facilities Zoning Ord. Section 6980- 6991	Existing Ordinance	1st Draft Ordinance (Sept 2010)	2nd Draft Ordinance- (Aug 2011)	Rationale
Conflict Resolution (6981)		section removed	same as previous draft	Section not needed.
Purpose (6982)		minor revisions to existing language, no substantive changes	minor revisions from 1st draft	Minor clarification to existing language.
Definitions (6983) Deleted Terms		Administrative Site Plan, Antenna Height, Antenna Support, Applicant, Commercial Zones, Equipment Building, Façade Mounted Antenna, Facility, Grade, High Voltage Transmission Tower, Industrial Zones, Monopalm, Monopine, Residential Zones, Rural Zones, Special Purpose Zones, Telecommunications Tower, Tower, Wireless Community Master Plan	Added the following terms back into ordinance: Commercial Zones, Façade Mounted Antenna, Facility, High Voltage Transmission Tower, Industrial Zones, Residential Zones, Rural Zones, Special Purpose Zones and Wireless Community Master Plan. Deleting the following terms: Administrative Site Plan, Antenna Height, Antenna Support, Applicant, Equipment Building, Grade, Monopalm, Monopine, Telecommunications Tower and Tower	Remove terms that are not needed. Definition of grade is already in Definitions Section 1100 (G)
Amended Terms		Antenna, Camouflaged Facility, Co-location, Faux Trees, High Visibility Facility, Invisible Facility, Low Visibility Facility, Whip Antenna & Wireless Telecommunications Facility	Antenna, Camouflaged Facility, Co-location, Faux Trees, High Visibility Facility, Invisible Facility, Low Visibility Facility, Whip Antenna & Wireless Telecommunications Facility. Changed "Invisible Facility" to "Non-Visible Facility"	Amend existing terms for clarification.
Added Terms		Distributed Antenna System, Distributed Antenna System Master Plan, Equipment Enclosure, Facility Height, Service Provider, Support Structure & Water District Utility Site	Adding a new term; "Limited Visibility Facility" Revised Equipment Enclosure, Service Provider removed Distributed Antenna System and Distributed Antenna System Master Plan	Added/revised terms that are necessary for clarification
Application Requirements (6984)		minor revisions to existing language, no substantive changes	minor revisions to previous draft language	Minor clarification to existing language, no substantive changes.
Application Process (6985)				
	Four Tier Permitting	Three permit types	New Permit Processing Matrix added. Four permit types (1 miniserial, 3 discretionary)	Create clear matrix for determining required permit type, streamline and simplify the permitting process for Wireless Facilities subject to criteria.
	Tier 1: Administrative Site Plan <u>Industrial & Commercial Zones:</u> Invisible facilities, facilities on CAL TRANS structures, Façade mounted antennas integrated into the architecture, facilities (not subject to "B", "D", "H" or "J" Designators) hidden from public view, consistent with community character <u>Any Zone:</u> Antennas on high voltage transmission towers	Site Plan with Community Review: <u>Industrial & Commercial Zones:</u> Invisible facilities, Low Visibility facilities, Façade mounted antennas integrated into the architecture, facilities hidden from public view, consistent with community character <u>Special Purpose Zones:</u> Low Visibility facilities <u>Any Zone:</u> Distributed Antenna System (DAS) Master Plan, Facilities on a CAL TRANS structure, antennas on high voltage transmission towers	Building Permit: <u>Industrial & Commercial Zones:</u> Non-Visible facilities and Limited Visibility Facilities	Simplify the process to allow Non-Visible and Limited Visibility Facilities without discretionary review in limited zones if certain criteria are met. Limited Visibility Facilities are the facilities listed in Tier 1 (Administrative Site Plan) of the existing ordinance except for the following changes: • antennas on certain structures in the right-of-way may extend 5 feet, rather than 24 inches, above the structure • up to 3 antennas may be located on a site rather than 2 antennas • removed reference to "screening by means other than fences and walls"
	Tier 2: Site Plan w/ Community Review <u>Commercial, Industrial and Special Purpose Zones:</u> Low Visibility facilities <u>All Zones:</u> Facilities covered by a Wireless Community Master Plan when the design and siting are consistent with the plan	Administrative Permit: <u>Residential, Agricultural and S92 Zones:</u> All facilities not listed under Site Plan Permit "All Zones" criteria <u>All Zones:</u> All facilities not otherwise specified under Site Plan Permit criteria	Site Plan (with Community Review) <u>Commercial & Industrial with B,D,H or J Special Area Regs and Special Purpose Zones:</u> Non-Visible and Limited Visibility Facilities, Low Visibility facilities, <u>All Zones:</u> Non-Visible, Limited Visibilty, Wireless Community Master Plan	Allowing Non-Visible and Limited Visibility with a Site Plan in all zones to streamline the process
	Tier 3: Minor Use Permit: Required for facilities that do not meet criteria for Tiers 1, 2 or 4	Minor Use Permit: Required for any facility that exceeds maximum height limit of the zone.	Minor Use Permit: High Visibility Facilities in zones other than Residential & Rural Zones, any facility that exceeds maximum height limit of the zone (unless Major Use Permit is required)	Section 4622.j. of ZO requires Minor Use Permit for Wireless Facilities that exceed max height limit. This change will conform to existing code requirements.
	Tier 4: Major Use Permit Non-camouflaged towers greater than 60 ft or 15 ft above the maximum allowed height limit in the zone, whichever is lower and all facilities in Residential and Rural Zones except as specified in Tiers 1 and 2	No Major Use Permit requirement: However, if a Use Permit exists on the site, a modification or deviation to the permit would be required	Major Use Permit <u>All Zones:</u> Non-camouflaged towers greater than 60 ft or 15 ft above the maximum allowed height limit in the zone, whichever is lower <u>Residential & Rural Zones:</u> Low Visibility Facilities, High Visibility Facilities	Major Use Permit requirement added back to ordinance with changes.
Exceptions	A proposed facility on a structure subject to a Major or Minor Use Permit shall obtain approval of the facility through a modification or minor deviation of the permit and Major Use Permits are under the original jurisdiction of the Planning Commission	Add provisions for Temporary Emergency Facilities and for Temporary Relocation of Existing Facilities	Minor change to Temporary Emergency Facilities, changes made to Temporary Relocation of Existing Facilities	Add provisions for relocating facilities for structure maintenance and to address relocation of facilities during or after emergencies.
General Regulations	Non-camouflaged monopoles, lattice towers, guyed towers prohibited in Residential and Rural Zones	Add exception for non-camouflaged monopole on Water District Utility Sites in those zones if pole is located close to tank	same as previous draft	Allow monopoles in Residential or Rural zones if the property is a Water District Utility Site, when appropriate
	Equipment enclosures up to 10 feet in height	Equipment enclosures up to 12 feet in height	same as previous draft	Typical accessory structures are allowed up to 12 feet in height. Conformance to other sections of the Zoning Ordinance.
	No more than 3 facilities on any parcel in commercial, industrial, rural or special purpose zones. No more than one facility on a site in Residential Zone.	Removed limitation on co-locating except in residential zones, allow waiver by Director under certain circumstances in Residential Zones and on Water District Utility Sites.	same as previous draft	Allow more than 3 facilities to be co-located on a site, if appropriate.
	Towers adjacent to residential use must be setback from P/L distance equal to height of structure or 50 ft (whichever is greater)	Add exemption for Water District Properties. Add waiver by Director if neighbors have no objection to lesser setback	Changes since last draft: Added clarification that this setback is not applicable to facilities located in the public right-of-way	Provide flexibility for location of facilities on smaller properties, such as Water District Utility Sites and public right-of-way. CPG's object to this change.
	Maximum term for Use Permit based on value of facility	Remove subsection	keeping original ordinance language	No need to change this requirement
		Add requirement for conformance to applicable Airport Land Use Compatibility Plan and FAA requirements	same as previous draft	Add notification that all facilities must conform to Airport Land Use Compatibility Plans and FAA requirements, if applicable.
Preferred Sites				
Preferred Zones		Removed "Wireless Community Master Plan" provisions	"Wireless Community Master Plan" added back in	No need to change this requirement
Preferred Locations		Added County Parks	Added existing structures in Residential Zones, removed traffic lights and added cemeteries to preferred locations	Changes to expand preferred locations
Design Regulations (6987)				
		Clarify existing language and combine subsections B & F into one	same as previous draft	Minor clarification to existing language, no substantive changes.
	No monopoles, lattice towers or guyed towers are permitted where the facility site is visible from a Scenic Highway.	No change proposed in 1st draft	Allow camouflaged monopoles to be visible from a Scenic Highway	Allow camouflaged facilities if design and location avoid adverse visual impacts.
	No monopoles, lattice towers or guyed towers are permitted if the facility site is visible from a County park or is proposed to be located in a County Park.	No change proposed in 1st draft	Allow camouflaged monopoles to be located in a County Park	Allow camouflaged monopoles if appropriate
	Site lighting shall be shielded to direct the light downward...	No change proposed in 1st draft	Change to address lighting of a facility designed as a flag pole	Allow lighting of a flag of the United States or State of California pursuant to County Code.
Maintenance (6988)	Requires removal of graffiti within 48 hours	Amend to require removal of graffiti with in 72 hours	same as previous draft	Provides more reasonable timeframe for service provider to remove graffiti.
Abandonment or Discontinuation of Use (6989)		Minor clarification to existing language for consistency	same as previous draft	Minor clarification to existing language, no substantive changes.
Revocation (6990)		Minor clarification to existing language	Correct references to sections of ZO	Minor clarification to existing language, no substantive changes.
Amortization of High Visibility Facilities in Residential and Rural Zones (6991)	Amortization Schedule: Establishes a schedule for bringing high visibility facilities into compliance with regulations based on valuation of the facility (6, 10 or 15 years from effective date of the Ordinance)	Amend to require all facilities to be brought into compliance 15 years from effective date, regardless of valuation	Clarify that this section applies to facilities that were approved prior to the effective date of the ordinance (effective May 30, 2003)	Simplify the amortization process to require all facilities to be in compliance on the same date.